



## 12 Yanko Road West Pymble NSW

3 1 1

Residing in a quiet enclave of Yanko Road, this pretty cottage is bathed in light with a northwest aspect on a level 929sqm block. The home, built in 1958, provides an ideal opportunity to capitalise to knock down and rebuild your new home using the approved plans available. Perfectly liveable in its current form. Located off the main road, this cottage is footsteps to local and Macquarie bus services, a stroll to Bicentennial Park, Lofberg Oval, local schools and village shops.

- APPROVED PLANS PROVIDE FOR A 365 SQM FOUR BEDROOM HOME
- The existing single level layout reveals a light filled L-shaped lounge/dining
- Immaculately kept, original eat-in kitchen overlooks back

[For full version visit the website](https://www.lorimerestateagents.com.au/sale/nsw/north-shore-upper/west-pymble/residential/house/8127725)

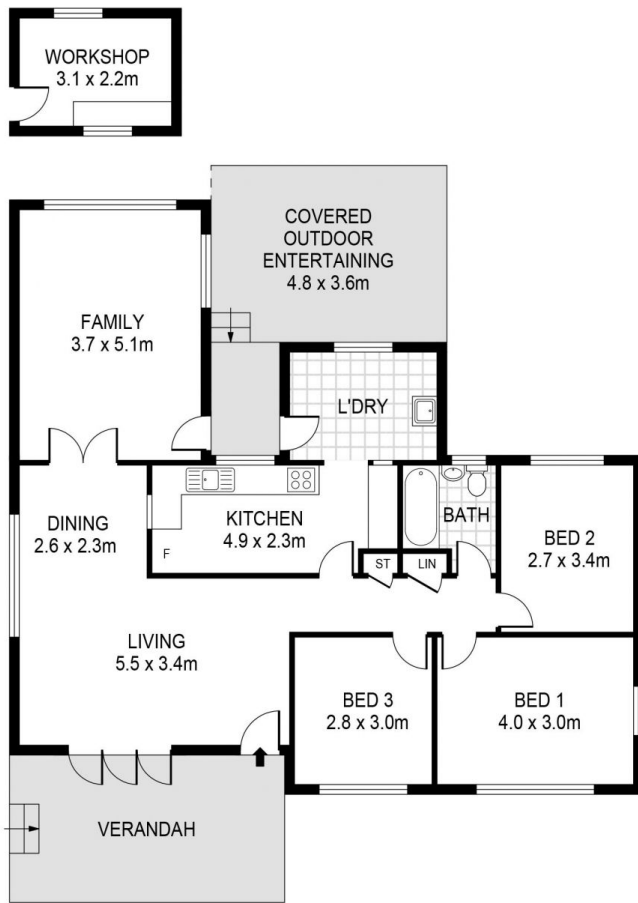
**Type** : House  
**Price** : Auction Guide \$2,200,000  
**Land Size** : 929 sqm  
**View** : <https://www.lorimerestateagents.com.au/sale/nsw/north-shore-upper/west-pymble/residential/house/8127725>



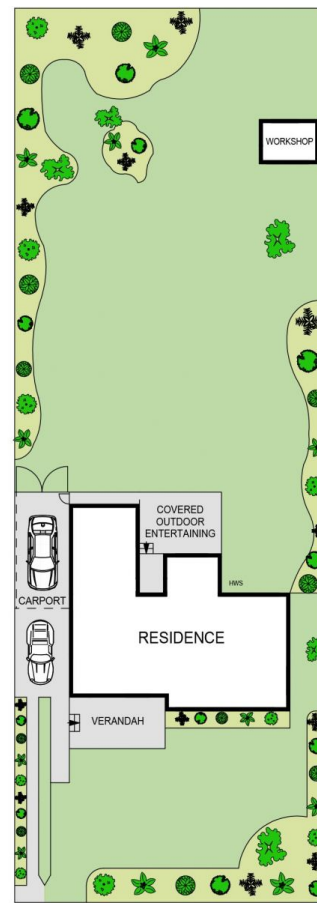
**Matthew Lorimer**  
0400 844 411



**Lee Duffy**  
0400 844 411



GROUND FLOOR



SITE PLAN  
(NOT TO SCALE)

12 Yanko Road, WEST PYMBLE

APPROX INTERNAL AREA : 103m<sup>2</sup> (EXCLUDING WORKSHOP)  
APPROX EXTERNAL AREA : 114m<sup>2</sup>

Measurements are approximate. Floor plan is indicative only. Floor plan for marketing purposes only

